

**RUMSON PLANNING BOARD  
REGULAR MEETING  
DECEMBER 3, 2007  
MINUTES**

Chairman Parton called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. The requirements of the Open Public Meetings Act were stated as met. The roll was called, with the following members present: Parton, Rubin, Casazza, Campbell, Lospinuso, Ekdahl, Shanley, White, York. Also present: Bernard Blum and Bonnie Heard (T&M Assoc.), Michael Steib (Board Attorney), Fred Andre (Zoning Officer), and Michelle MacFarland (State Shorthand).

**Approval of Minutes**

Mr. York moved to approve the November minutes, and Mr. Casazza seconded. Voice Vote: Ayes, unanimous.

**Sea Bright Lawn Tennis and Cricket Club, 5 Tennis Court Lane**

Dr. Lospinuso is recused from this hearing.

Mr. Steib reviewed that this application was previously approved in July. Subsequent to that approval, the applicant learned that the water table was higher than they thought, and they were not able to put in the basement, as approved. They are now requesting a crawl space, instead of a basement, and alteration of garage space for a mechanical area and living space. This can be a deviation of the prior approval, or as an administrative change and approval through Mr. Andre's office.

Mr. Sorenson, applicant's attorney, confirmed that they found a higher water table and decided to revise the floor plan, so that the garage is now converted to mechanical and living space. A porch will also be added on the north side, facing the paddle courts. The correct height of the building is 27'6" and not 32' as shown on the plan, which is under the height requirement. The footprint will not change from their original plan, and the appearance will remain the same, except for the porch on the north side, which improves the look. The landscaping changes proposed will be reviewed by T&M Assoc. Mr. Sorenson said they would like to be able to start demolition as soon as possible.

Mr. Steib has prepared a resolution. Ms. Heard noted that some minor comments in the November 3<sup>rd</sup> T&M letter need to be addressed, before the revised plans are submitted. Mr. Steib added this requirement to the resolution. It was decided to approve the revision as an administrative change, and copies of the resolution were distributed to the Board members. Mr. Steib proceeded to read the resolution, after which Mr. Casazza moved to adopt it. Mrs. White seconded.

Roll Call Vote: Ayes – Parton, Rubin, Ekdahl, White, York, Shanley, Casazza, Campbell

Nays – None

Motion carried.

**Proposed Ordinance Amendments**

Ms. Heard reported that there are two proposed changes:

1. Currently, areas of property that are under water are included in calculations for building and lot coverage. There is a new definition of usable lot area, which excludes any wetlands, water, etc. Any mention of "lot area" will now say "usable lot area".
2. Plans that are submitted by an applicant with incorrect numbers that need to be recalculated generate additional costs. The borough would like to recoup some of these costs and with this change would now be allowed to do so. The penalty would be whatever the cost is to the borough.

Mrs. Campbell asked who would be making the determination as to whether any incorrect calculations were intentional or not, and Ms. Heard said this would be the job of the Zoning Officer. The property at 1 Sailer's Way was discussed, as this property was one that precipitated this ordinance change. Ms. Heard noted that this is a first recommendation and will need to go before Mayor and Council after the first of the year.

Mayor Ekdahl suggested the Board decide if they would like to endorse this change this evening, before it goes to Mayor and Council, in order to save time. After discussion, the Board's decision was that this change is consistent with the Master Plan, and they would recommend it be considered by Mayor and Council. Mrs. White moved to recommend the ordinance changes to Mayor and Council, as the Board felt they were consistent with the Master Plan. Mr. Shanley seconded.

Roll Call Vote: Ayes – Parton, Rubin, Ekdahl, White, York, Shanley, Casazza, Campbell, Lospinuso  
Nays – None

Motion carried.

### **Update on Coastal Monmouth Region Collaboration**

Ms. Heard reported that there was another meeting where a summary of all the towns' comments were heard. Subcommittees were formed to go over the list to prioritize the order. An initial draft will be prepared, after which it will be submitted for comments, possibly next fall.

### **Other Business**

At this time, Chairman Parton announced that this would be her last meeting as Chairman of the Planning Board, saying that she felt it was time for her to move on. The Council has accepted her resignation as of January 31<sup>st</sup>.

She has been on the Board for 13 years and chairman for three years. She commented on all the changes that occurred over that time. She has mixed emotions for leaving, but feels it is good to change leadership periodically; however, she is sad to leave, and she noted some disappointments and projects that she feels still need to be done.

She thanked all involved for their professionalism, and she said she will miss all the Board members, for whom she has a great deal of respect. She is proud of all the work they have done and all the support she has received. She would like to see the ordinances and Master Plan enforced, and she knows they will continue their hard work and give their support to the new chairman. She named Dr. Lospinuso to succeed her and said he is ready to take the task.

Mr. Shanley commented that he has served on the Board for a number of years, and he has seen several chairman over that time. He thinks Chairman Parton has certainly raised the mark and will be difficult to follow. Her ability to anticipate the needs of the town has made Rumson a better place, and he thanked her for the great job she has done. All members agreed.

There being no further business, motion was made and seconded to adjourn the meeting. Voice Vote: Ayes, unanimous. The meeting was adjourned at 8:10 p.m.

The next meeting: **January 7, 2008.**

Respectfully submitted,

Patricia Murphy

